

THE ESTATE OF LEROY HOOVER, SR.
DECEASED,

GRANTOR

TO

WARRANTY DEED

JOSEPHINE A. BIERWIRTH,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF LEROY HOOVER SR. BY CURTIS ALLEN WHITE, EXECUTOR, does hereby sell, convey and warrant all of my right, title and interest to JOSEPHINE A. BIERWIRTH, INDIVIDUALLY, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows,

to-wit:

Commencing at the Southwest Corner of Said Section 15, thence run North 03 degrees 25 minutes 28 seconds East a distance of 927.10 feet to a point on the centerline of Tulane Road (80.00 feet wide); thence run South 89 degrees 51 minutes 44 seconds West a distance of 40.29 feet to a 3-inch diameter galvanized pipe on the West right-of-way line of said road, said point being the Northeast corner of the Michael E. Powell, et ux, property; thence run North 06 degrees 42 minutes 13 seconds East a distance of 171.04 feet along said West right-of-way line to a half-inch steel bar and Point of Beginning; thence run South 89 degrees 51 minutes 44 seconds West a distance of 481.88 feet to a half-inch steel bar; thence run South 00 degrees 08 minutes 16 seconds East a distance of 169.82 feet to a half-inch steel bar in the North line of said Powell property; thence run South 89 degrees 51 minutes 44 seconds West a distance of 439.57 feet along said Powell North line to a ½ inch steel bar at the Northwest corner of said Powell property, said point being on the South line of the C.B. Deberry property; thence run North 01 degrees 39 minutes 23 seconds West a distance of 385.80 feet along said Deberry South line to a 3/8 inch steel bar; thence run South 89 degrees 22 minutes 01 seconds East a distance of 1254.33 feet along said Deberry South line of the West and the South line of Terry G. Arnold, et ux, property on the East to a ½ inch steel bar on Said West right-of-way line of Tulane Road, a curve to the right (Delta=02 degrees 42 minutes 14 seconds,, Radius=1186.00 feet, Chord Direction=South 05 degrees 21 minutes 06 seconds West, Long Chord=55.96 feet); thence run Southwesterly a distance of 55.97 feet along said West right-of-

Amps

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way line and curve to the Point of Tangency of said curve; thence run South 06 degrees 42 minutes 13 seconds West a distance of 144.29 feet along said West right-of-way line to the Point of Beginning and containing 8.80 acres. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone, NAD 83. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated December 15, 2006.

INDEXING INSTRUCTIONS:

Part of the Southwest Quarter of Section 15 and Part of the Southeast Quarter of Section 16, Township 4 South, Range 8 West, DeSoto County, Mississippi.

By way of explanation, Leroy Hoover, Sr. is one and the same as Roy Hoover in Deed of Gift recorded March 23, 1994 in Deed Book 268, Page 558, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Mr. Hoover past away on September 5, 2006 and Mrs. Audrey F. Hoover predeceased him.

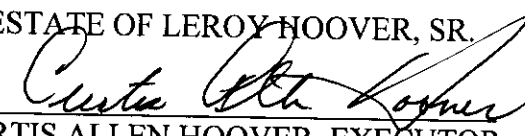
The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. 2007 Property Taxes have been prorated.

WITNESS my signature this the 5th day of February, 2006.

ESTATE OF LEROY HOOVER, SR.

BY:


CURTIS ALLEN HOOVER, EXECUTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named CURTIS ALLEN HOOVER, AS EXECUTOR OF THE ESTATE OF LEROY HOOVER, SR., who acknowledged that he executed the above and foregoing instrument AS EXECUTOR OF THE ESTATE OF LEROY HOOVER, SR., on the day and year therein mentioned as his free and voluntary act, as authorized by an Order Granting Permission To Sell Real Property of Estate in the Chancery Court of DeSoto County, Mississippi filed January 24, 2007.

GIVEN UNDER MY HAND and Official Seal of Office, this the 5th day of February, 2007.


Marcia K. Parks
NOTARY PUBLIC

My Commission Expires:
4/4/2010

Grantor: 2207 Tournament Drive, West Memphis, AR 72301
HM: 901/674-1896
WK: NA

Grantee: 8771 Tulane Road, Hernando, MS 38632
HM: 901/488-4088
WK: NA

Prepared By: James W. Amos, Attorney At Law, MSB #1559
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